

Dayton Planning Board January 5, 2016

Members Present: Rand Clark, Bruce Reynolds, Dan Plourde, John Boissonnault

Town Employees Present: Jim Roberts (CEO), Linda Bristol (Secretary), Angela Cushman (Treasurer)

Public Present: Bill Harris, Gloria Gregoire, Amos Gay, and Scot Macdonald for Fred Gay's proposal. Donald Letendre, Megan Letendre, Donna Letendre, Jennifer Letendre, and Ryan Mucherino for Jennifer Letendre's proposal.

Administrative:

Meeting Minutes from the December 8, 2015, meeting were read. John Boissonnault made a motion to accept the minutes. Dan Plourde seconded the Motion. All voted in favor.

Old Business:

None discussed.

New Business:

Jennifer Letendre appeared before the Board with her proposal for an event facility. She has DJ'd 15 weddings this year. The event center will be built on land at 940 New County Road. It will hold 150-200 people and it will be an open concept with summer events. The structure will have glass doors that can go up and down and a post and beam roof.

The main building will be 60 feet by 40 feet. There will be a kitchen, two unisex bathrooms and a handicapped bathroom. This will take up 30 by 30 feet.

Rand asked when she proposed breaking ground and having the first event.

Jennifer hopes to break ground as soon as possible with the first wedding by July first. She said she will outsource to catering, hopefully, to local folks with local produce.

Rand asked if she is planning on having other events and she is. She stated that she took an event planning course. She would also like to become a Notary Public.

Dan Plourde asked how the property is zoned.

Jim stated that it is mixed use. There is land enough and road frontage enough. 150 foot set back from the brook in back.

John Boissonnault asked if she planned to put a sign out front. Jennifer said that she would like something small and classy. She wants to name the place "The Wishing Pond."

Rand asked if they had been to the fire department. Jim said it is too early. They need the plans for the building.

Dan Plourde stated that he sees no problem with the proposal.

Jim said we would have to set hours.

Jennifer said most weddings do not go past 10 PM and the noise level would be reasonable.

John Boissonnault asked if it is mixed use are there any limitations on early hours. Jim said you would not want to start too early. The events would need to stay under the decibel level.

Rand said he does not see any objections or concerns.

Jim asked if the Board wants a site walk or a public hearing. Dan said there is really nothing to see right now—just land. It is all woods. It is permitted use.

Megan Letendre said she would be interested in planting vegetables and other produce to serve at the weddings. Hopefully, the menus could be farm to table. This would be a little farther down the line.

It was asked what is next.

Rand said the Fire Department.

Jim said they first need permission and then bring the plans back to him.

Rand stated that a site walk is not needed, but we will hold a Public Hearing on February 2, 2016, at 7 PM at the Dayton Town Office.

The Conditional Use fee of \$400 and Public Hearing Fee of \$350 were paid by check. The Public Hearing Notice will be advertised in the Biddeford Journal Tribune and posted in three places in Dayton.

The next person to appear before the Board was Scot Macdonald who is representing Fred and Carol Gay who are proposing a minor subdivision. There are 41 acres. There is one house on the land with two more single family homes proposed.

Jim stated the set back on the stream on the land is 75 feet.

Gloria Gregoire asked why this would be a subdivision. The answer is because it is three lots.

Amos Gay said that if we look back in history, there was a free-standing lot until Fred bought it. He has a separate deed for that lot. So, why would this be a subdivision?

John asked Scot about the lots. Scot said the lots were merged into one under a trust.

Rand asked Jim what we want to do. Jim asked if we wanted a site walk or Public Hearing. They need to come back here with revisions and final approval. Jim asked Scot if he can plot the well and septic and Scot will do that. A soil test was done in front. It should be stated that no other subdivision can be done without approval.

Rand asked Scot if he know what needs to be done for final and he does.

It was decided that a Site Walk is not needed, but a Public Hearing will be held on February 2, 2016, 2016, at 7 PM at the Dayton Town Office. The Conditional Use Fee of \$400 has been paid. The \$350 Public Hearing fee needs to be paid. The Public Hearing Notice will be advertised in the Biddeford Journal Tribune and posted in three places in Dayton.

A motion to adjourn was made by John Boissonnault. Bruce Reynolds seconded the motion. All voted in favor.

The meeting adjourned at 8:15 PM. The next meeting will be Tuesday, February 2, 2016, at 7:00 PM at Dayton Town Office. The meeting will include both Public Hearings.

Date:_____

Linda Bristol, Secretary

Date:_____

Rand Clark, Chair

COPIES TO: Jim Roberts, Code Enforcement Officer; Selectmen; and Tax Assessor
THESE MINUTES MAY NOT BE TRANSCRIBED VERBATIM. SECTIONS MAY BE
PARAPHRASED FOR CLARITY.